

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 20, 2002, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley, Carol Walker and Terry Young; (Jerry Berggren absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held May 16, 2002. Helwig made a motion for approval, seconded by Young. Motion for approval carried 4-0: Helwig, McKee, Ripley and Young voting 'yes'; Berggren, Francis and Walker absent.

APPLICATION BY DENNIS AND GLENDA McCULLEY FOR A SPECIAL PERMIT FOR THE JOSEPH GRAINGER HOUSE, 1970 "B" STREET
PUBLIC HEARING: **June 20, 2002**

Members present: Francis, Helwig, McKee, Ripley, Walker and Young; (Berggren absent).

Dennis McCulley appeared to present the application. He stated that he met with the neighborhood association. He noted that the letter from the Near South Association states that there will be 3 bed and breakfast suites. He would like the option to have his personal apartment in the house, as a 4th bed and breakfast room at some point in the future. They are in negotiations to purchase another bed and breakfast in the area, and they would like the option to have 4 suites in this house some day. Mr. McCulley showed a drawing and explained where the fire exit and french doors would be located. The french doors will be in a different location than what he showed the Commissioners at the last meeting. Mr. McCulley also presented photographs of the property and explained some landscaping modifications he plans to make. Once his application goes forward, he plans on having architectural plans drawn up.

Francis wondered if the Commission wouldn't prefer to see architectural plans before they vote. Ed Zimmer replied that it makes the job of the Commissioners more difficult not being able to see the architectural plans. He would recommend the Commission make a condition of viewing and approval the architectural plans, if they choose to vote on this item today. Helwig could not approve an addition or fire escape without seeing any drawings. He wants to see how this will impact the architecture.

Francis agreed with Helwig. The application has changed so many times. He could not approve this without drawings.

Ripley concurred with Francis and Helwig. He understands some of the idea of what Mr. McCulley is trying to do, but he needs to see the architectural drawing in order to judge the impact of the changes on the historic structure. He also wants to be able to move on this application, but he could not approve this today. Ripley wants to make sure that all parties to this, agree on the number of bed and breakfast suites. Mr. McCulley expressed his desire to make this a 4 suite bed and breakfast and, the letter from the Near South Association specifically endorses 3 suites only.

Mr. McCulley stated that he wanted to get a sense of direction from the Commission. He has talked with a number of the neighbors, and didn't get the impression of any objections.

Mr. Zimmer noted that the Commission could possibly take action today on a 3 suite bed and breakfast. Mr. McCulley can always come back before the Commission at a later date with plans for a 4th unit, a fire escape, a building addition, and other changes.

Ripley wondered if 3 B&B suites could even be approved without a fire escape. Mr. McCulley stated that Mr. Ripley was correct. 3 units will require changes to the building in order to meet the fire codes. He showed some drawings and explained where the fire escape routes would be.

Helwig agreed with Ripley. One of the bed and breakfast suites requires the external fire escape. This can't be voted upon without a drawing of the fire escape or exit. Helwig believes that there is not enough information to vote on this. Walker agreed.

McKee stated that he would like to see some information on the sign, also. Mr. McCulley showed a blade type address sign which will hang off of the lamp post. There will also be a sign hanging below the street number with the house name and some information.

Ripley stated that it would be helpful if they were provided a drawing of the house elevation and sign proposal.

Mr. McCulley questioned if there was any big objection to the fire escape. Ripley replied that it is difficult to reply without seeing what the fire escape will look like.

John Mercier believes that the applicant's sign proposal is different than what was agreed upon with the neighborhood association. The association understood that the sign would be on the fence. This might seem trivial to some, but there are people in the neighborhood who are concerned about the sign.

Bill Svoboda wondered if there will be a clear direction of this project at the next meeting. Ripley replied that is what they have requested of the applicant, drawings of exactly what the applicant is proposing.

Sharon Merritt would like the Commissioners to understand the historic impact on the neighborhood when they review this. When the McCulleys first appeared before the neighborhood, it started out as a simple bed and breakfast. Now the project keeps expanding and it sounds like Mr. McCulley will eventually move into another bed and breakfast down the street and leave a business in the neighborhood. It is frightening how he constantly changes his plans.

Ripley assured those in attendance that the Commission will see drawings before they approve anything. This is required of all applicants.

This item will be continued to the next meeting.

**APPLICATION BY AARON FUND ON BEHALF OF TELESIS, INC. FOR A
CERTIFICATED OF APPROPRIATENESS FOR WORK AT 210 NORTH 7TH STREET IN
THE HAYMARKET LANDMARK DISTRICT**
PUBLIC HEARING:

June 20, 2002

Members present: Francis, Helwig, McKee, Ripley, Walker and Young; (Berggren absent).

Scott Sullivan of Erickson Sullivan Architects appeared on behalf of Telesis, Inc. He would like to have action on the issue of the location of the revolving door today. Some preliminary ideas were introduced at the last meeting for a door along the west facade. The concern, as he understood it, was the revolving door being in the public right-of-way. The door has been recessed into the building, but he will come back later with a specific floorplan and design of the revolving door and exterior. He presented drawings of the floor plan with the revolving door and a picture of the facade. He would like to have approval today on the concept and location of the revolving door.

Helwig appreciates the door being pulled back, but there is still a circular element to the door opening. Mr. Sullivan didn't realize there was a concern about the circular element of the doorway.

Ripley would prefer not to see a revolving door at all, but he understands the economics of having one. The fact that the door is totally in the owner's space, he could probably approve it. He has some problems with creating a contemporary facade on this building with the historic character of the district. He questions its overall appropriateness to the character of the district. His desire would be to see the facade honored as more historic and traditional. This is his personal opinion. Jabrisco's had a facade that was very sympathetic to the landmark district, but once you walked inside, it was very contemporary. Mr. Sullivan suspects that if the awnings tucked into the window head of the bay, it might be more comfortable to the Commission.

McKee moved approval of the revolving door location as presented, seconded by Walker. Motion carried 6-0: Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren absent.

Mr. Sullivan would also like to discuss the area formerly known as Jabrisco's and the Burlington Antique Mall. This will evolve into more of a bar environment.

McKee questioned what will happen with the outdoor dining at the Jabrisco space. Mr. Sullivan replied that it will remain an outdoor dining area. Mr. Sullivan further stated that they would like to have a hearth on the restaurant side of the space that would be visible through the front window. This would entail removing some of the windows for a firebox. This would go into the base of the window. The fire would be visible through glass from the exterior.

Mr. Zimmer stated that this building was the Bennet Hotel in 1915 with multiple entrances. The current configuration was a remodel in the 1980's.

Helwig wondered how the firebox would be vented. Mr. Sullivan replied that it would go up and out.

Mr. Zimmer thinks that given the sidewalk café with the awnings, this would not be highly visible, but somehow the symmetry of the windows needs to remain.

Ripley gets a sense that Mr. Sullivan is trying to create something contemporary and unique, but getting it to blend with a traditional building is a precarious balance.

Mr. Sullivan is very aware of the historic nature of the district. There are many different opinions on which way a historic district should evolve.

Mr. Sullivan stated that there is a temporary issue that, the 2nd floor of Lazlo's will likely have to be shut down during construction. The restaurant would like to temporarily use the sidewalk dining as an extension of the restaurant. The proposal is, they would like to change the railing. There needs to be better definition between the sidewalk and the sidewalk café. Secondly, a future fence is noted on the drawings presented. This would block winds coming into the sidewalk café. They would like to put this up when the restaurant gets going.

McKee moved approval to add the awning, make it a permanent feature, new rail in front of the doors, new rail to the side, seconded by Helwig. Motion carried 6–0: Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren absent.

HEARING ON APPLICATION BY JOSHUA AND JAIME WEEKLY FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 645 MARSHALL AVENUE IN TH WOODS PARK BUNGALOW LANDMARK DISTRICT

PUBLIC HEARING:

June 20, 2002

Members present: Francis, Helwig, McKee, Ripley, Walker and Young; (Berggren absent).

No one appeared.

HEARING ON APPLICATION BY CINDY AND DAVID LOOPE, MARGARET BLOOM, BETH AND RON GOBLE, VERA MAE AND DAN LUTZ, PATRICIA AND STEVE SCHLOCK AND LISA AND RICHARD SUTTON FOR LANDMARK DISTRICT DESIGNATION IN ACCORD WITH LMC. 27.57.120 OF THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

PUBLIC HEARING:

June 20, 2002

Members present: Francis, Helwig, McKee, Ripley, Walker and Young; (Berggren absent).

Cindy Loope stated that they have sent out postcards, held numerous meetings, taken surveys and votes and tried to accommodate those who wanted to be left out of the district. The committee asks for approval of the landmark district designation.

Francis moved approval, seconded by Walker.

Mr. Zimmer mentioned that Chris Beltzer, his intern, has strengthened the application with some additional background.

Ripley stated that he thinks this is a really great district. He appreciates everything that the neighborhood and Mr. Zimmer have done to try and accommodate everyone. It is a credit to the process. The other Commissioners agreed.

Mr. Zimmer stated that last month, Joe Renteria, Jr. appeared with some concerns about his property and a garage that needs to be replaced. Mr. Zimmer is working with him on a solution. He does not see the garage as historically significant.

Motion for approval carried 6-0: Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren absent.

APPLICATION BY JOEL AND KATHY SARTORE FOR LANDMARK DESIGNATION IN ACCORD WITH LMC 27.57.120 AND FOR A SPECIAL PERMIT IN ACCORD WITH LMC 27.63.400 FOR THE HITCHCOCK HOUSE, 2733 SHERIDAN BOULEVARD
PUBLIC HEARING: **June 20, 2002**

Members present: Francis, Helwig, McKee, Ripley, Walker and Young; (Berggren absent).

Katie Harr and Kathy Sartore appeared to present the applications. Joel Sartore was unable to attend today's meeting. The Commissioners received much of the information at the last meeting. She noted that there will be no exterior changes to the garage.

Mr. Zimmer stated that there will be no exterior changes at all. He received one email from a neighbor that was supportive.

The Commissioners all agreed that this property was worthy of landmark designation.

The requested special permit would allow the apartment above the garage to be refurbished and used by an individual or individuals who would work on the premises. Mr. Zimmer recommended that the whole property (house and garage) be required to meet the zoning code's definition of "family," meaning no more than three individuals unrelated by birth or marriage. This would restrict the use to a family in the main house and no more than two unrelated individuals in the apartment.

McKee moved approval of the landmark designation and guidelines, and of the special permit, seconded by Francis.

Motion for approval carried 6-0: Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren absent.

**APPLICATION BY JOHN MERCIER FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK ON THE WATKINS HOUSE, 1930 "B" STREET IN THE MOUNT EMERALD
LANDMARK DISTRICT**

PUBLIC HEARING:

June 20, 2002

Members present: Francis, Helwig, McKee, Ripley, Walker and Young; (Berggren absent).

John Mercier appeared to present the application. He would like to replace the railroad ties with a block wall faced with stucco and, either a limestone or concrete cap. The driveway is not original. The yard originally seemed to slope. In order to make the driveway functional, the wall will need to be brought in about 2-3 feet. The east section of the wall is limestone rock. The rock will be maintained and left. The height will be the same.

Helwig commented that the applicant needs to be watchful for adequate drainage as the wall goes up. Ripley agreed. There will be some hydraulic problems. Mr. Mercier might want to consider some waterproofing on the back.

Francis moved approval, seconded by Young. Motion for approval carried 6-0: Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren absent.

**APPLICATION BY FIRST PLYMOUTH CONGREGATIONAL CHURCH FOR A
CERTIFICATE OF APPROPRIATENESS FOR WORK AT 2000 "D" STREET IN THE
MOUNT EMERALD LANDMARK DISTRICT**

PUBLIC HEARING:

June 20, 2002

Members present: Francis, Helwig, McKee, Ripley, Walker and Young; (Berggren absent).

Len Weyeneth stated that the church is creating an outdoor learning environment on the north side of the church property. Drawings were previously provided to the Commissioners. The purpose of this facility is to serve the childcare center at the church, but also to demonstrate how to meet the national guidelines for playground safety. This will be the only playground in the State of Nebraska that will meet all of those guidelines. This is for ages 2-12.

Mr. Zimmer offered that as he looked at this, it seemed to him that the north side is the most inconspicuous side that this property offers.

Ripley wondered about the solar reflector and greenhouse. Mr. Weyeneth replied that a vestibule area is being created. They want children to learn about the outdoors. He presented some plan drawings. They are scheduled to hopefully start construction in mid July. This will take about 6 months to construct.

The Commissioners all expressed their approval of this project.

Francis made a motion for approval, seconded by Walker. Motion carried 6-0: Francis, Helwig, McKee, Ripley, Walker and Young absent.

**APPLICATION BY RON PETERS FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT 330 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING:** **June 20, 2002**

Members present: Francis, Helwig, McKee, Ripley, Walker and Young; (Berggren absent).

Mr. Zimmer stated that this is a modification to the Smith building sign package. The 2 differences for the Commissioners to address are some additional wording on the storefront awnings and a new sign "Taste Buds Café". It is a small sign, 3'9" by 1'.

Walker moved approval, seconded by Young.

Ripley sees little material effect with a change in the wording on the signs.

Motion carried 6-0: Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren absent.

**REVIEW OF APPLICATION TO THE HISTORIC PRESERVATION FUND FOR THE U.S.
DEPT. OF THE INTERIOR, THROUGH THE NEBRASKA STATE HISTORICAL
SOCIETY, FOR THE LINCOLN CERTIFIED LOCAL GOVERNMENT HISTORIC
PRESERVATION PROGRAM, FOR FY 2002-2003**
PUBLIC HEARING: **June 20, 2002**

Members present: Francis, Helwig, McKee, Ripley, Walker and Young; (Berggren absent).

Mr. Zimmer stated that this is the beginning of the grant year. He has provided the Commission information on what he will be requesting from the Historic Preservation Fund. Specific activities that he would point out are to begin surveying historic properties in the county and to continue the oral history efforts.

The recent Comprehensive Plan continues to encourage county-wide activities, but the beltway controversies have presented challenges. He also put in some funds for continuing oral history. He thinks that there may be an opportunity to collaborate with the revitalized Malone Center. He has been invited to assist the Malone Center strategic planning retreat by presenting some of the African American heritage material that has been collected.

Ripley moved for a Resolution of endorsement, seconded by Francis. Motion carried 6-0: Francis, Helwig, McKee, Ripley, Walker and Young absent.

MISCELLANEOUS:

Ken Smith from Public Works and Utilities presented information on a parking lot at 7th & Q Streets in the Haymarket area. He showed a drawing to the Commissioners. The sign will be metal fabrication. An island will be cut and extended out to help improve access to the parking lot.

Ripley sees this as pretty consistent with the current signage in the area.

Helwig wondered if the sign will be lit. Mr. Smith replied that there will be no lighting.

The Commissioners expressed their approval of the project.

There being no further business, the meeting was adjourned at 3:15 p.m.